



# WINGWELL FARM

TOP STREET, WING

JAMES  
SELICKS



## “... FIVE-BEDROOM HOME WITH ELEGANT PROPORTIONS AND ORIGINAL FEATURES ...”

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**A substantial, Grade II listed, five-bedroom home that has been beautifully presented with the elegant proportions and original features adding period charm. Sitting on a wonderful, half acre plot with exquisite gardens, the property is positioned in a private spot at the heart of one of Rutland’s most sought-after villages.**

Dining Kitchen, Utility Room • Three Reception Rooms, Study • Cellar, Downstairs Cloakroom • Ground Floor Ensuite Bedroom • Four Further Double Bedrooms • Family Bathroom • 0.5 Acre Plot, Mature Gardens • Off-Road Parking • Sought-After Village Location • Grade II Listed •

### **Accommodation**

The ground floor consists of a wonderful, vaulted dining kitchen, three reception rooms, a ground floor ensuite bedroom, a study, utility, and downstairs cloakroom. The dining kitchen itself has a great range of fitted units with a variety of integrated appliances, a four-door electric AGA and space for a fridge freezer. To the rear of this room is a dining area with glazing on all sides allowing plenty of light and creating a lovely flow out to the garden.

The dining kitchen flows through to the main reception room, sitting at the heart of the property. A spacious but cosy room with a beautiful inglenook fireplace, log burner and access to the further accommodation. A second sitting room is located off the main reception room with windows to three elevations allowing plenty of light and a feature fireplace with log burner inset.

The two further reception rooms are currently set up as study’s but could be utilised in a variety of ways. The ground floor is completed by a useful cellar and an inner hallway leading to the ground floor ensuite bedroom. A generously sized, light, and airy double bedroom with a feature fireplace, dressing room, ensuite shower room and French doors opening out to the patio and garden.



### Accommodation continued...

To the first floor there are four double bedrooms, all offering either built-in storage or space for free-standing storage. All four bedrooms are served by a family bathroom with a free-standing shower bath, wash hand basin, low flush lavatory and heated towel rail.

The current owners have gracefully updated the property throughout whilst retaining its character, some to note in particular being the ceiling beams, exposed stonework, and original fireplaces.

### Outside

To the front of the property is a gravelled driveway offering ample off-road parking with a hand gate leading into a walled front garden that is mainly laid to lawn with mature borders and pathways giving way into the property. The property sits on a fabulous, half acre plot that surrounds it on all sides made up of a variety of seating and lawned areas with well-established planting creating the most exquisite, peaceful, and private outdoor space to enjoy through all the seasons.



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### Location

Wing is a much sought-after Rutland village based south of Rutland Water, four miles from Oakham and three miles from Uppingham. The King Arms, the local public house, is a well-known and much-loved pub and restaurant with a great reputation throughout Rutland and beyond. Wing also offers a popular farm shop comprising a restaurant/tearoom and provides a comprehensive range of local farm produce, fine wine, and everyday essentials. There is a bus service to all local market towns and great road links to Leicester, Stamford, and Peterborough. For commuters, there is easy access to Peterborough, Kettering, and Corby providing fast trains to London.

### Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating. Council Tax Band G.

### Tenure

Freehold





Wingwell Farm, 5 Top Street, Wing, Oakham, Rutland LE15 8SE

House Total Approx. Gross Internal Floor Area = 3035 ft<sup>2</sup> / 282 m<sup>2</sup>

Measurements are approximate, not to scale, illustrative purposes only.





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